

Blaby District Council

**Modifications to Submission Core
Strategy (2012)**

**Sustainability Appraisal Report
(Technical Note)**

December 2012



Introduction

This technical note accompanies the Main Modifications to the 'Local Plan (Core Strategy) Development Plan Document 2012' (the Core Strategy). The modifications are required in order to make the Core Strategy 'sound'. A '*Schedule of Main modifications*' has been produced and will be the subject of public consultation between 19th November 2012 and 4th January 2013.

This technical note is a combined Sustainability Appraisal and Strategic Environmental Assessment of these main modifications. The Strategic Environmental Assessment is specifically required to assess the impacts of the modifications on the environment. For ease, the combined approach is simply referred to as 'Sustainability Appraisal'. The technical note should be read alongside the SA Report prepared to accompany the Blaby District Core Strategy Development Plan Document (Submission version) January 2012 (WYG Consulting, December 2011).

The SA needs to assess the reasonable alternatives. Blaby District Council has considered whether 'reasonable alternatives' require consideration as a result of the modifications. After careful consideration, Blaby District Council do not consider that any new 'reasonable alternatives' need to be assessed. These have been identified and addressed in previous versions of the Core Strategy and accompanying Sustainability Appraisals.

The purpose of this technical note is to set out the Sustainability Appraisal response to these proposed Main Modifications to the Core Strategy which were suggested by the Planning Inspectorate following Examination in October 2012. It seeks to identify whether any additional sustainability issues are likely to arise from the proposed modifications to the Core Strategy (considered against those already identified within the SA of the Submission Core Strategy) and the potential sustainability implications of taking forward the proposed revisions.

The Sustainability Appraisal has been prepared by Blaby District Council with a 'Quality Assurance' test by Scott Hughes Design. Scott Hughes Design are an experienced and well regarded, multidisciplinary practice, offering Sustainability Consultancy and advice. Members of the Scott Hughes team were instrumental in producing previous iterations of the Sustainability Appraisal.

Summary of findings

A number of main modifications were identified by the Inspector following consideration of the submitted Core Strategy (including written statements and findings of the subsequent hearing sessions). In summary, the findings of the SA in relation to these modifications are:

- The reversion to East Midlands Regional Plan housing requirements (380 per year) and consequent increases in numbers (including being expressed as a minimum) would not result in significant adverse environmental implications (although some mitigation would be required). There would be social sustainability benefits of increasing the provision of decent and affordable housing to meet needs.
- Expressing total employment requirements help to move towards providing for employment needs and building a strong culture of enterprise and innovation. Subsequent Allocations documents will need to be mindful of potential environmental impacts and seek appropriate mitigation.
- Reducing the percentage of affordable housing required as part of the development of the SUE and reduction of overall numbers may have some adverse impacts on the provision of 'decent and affordable' housing.
- Referring to wider employment opportunities will help to improve access to employment and move towards creating a culture of enterprise.
- Increasing the threshold for office development in Strategic Employment Sites and other non-centre sites may allow increased flexibility in the delivery of employment land. This may in turn help to improve access to employment opportunities and move towards creating a culture of enterprise.
- Combining housing requirements for 'Medium Central Villages' and 'Smaller Villages' will not introduce significant changes to the previous Sustainability Appraisal.
- Increasing the quantity of Gypsy and Traveller pitches would result in benefits in terms of increasing the provision of decent and affordable housing needs.
- Limited amendments are made to retail, transport, bio-diversity and historic environment which would not introduce significant effects over and above those already identified within the previous SA.
- The addition of a new policy relating to the presumption in favour of sustainable development will have beneficial effects in terms of seeking to deliver decent and affordable housing, employment opportunities and access to services and facilities. The potential increase in development may have adverse implications on traffic and transport, air quality, landscape and historic and natural environment (unless properly mitigated).

Effects of Individual Policies

Policy 1

Main Modification MM.Pol1.1 / MM.Pol.4

Summary – Increasing total housing requirements from 8,395 to 8,740 houses between 2006 and 2029 (5,750 in the PUA and 2,990 in the non-PUA).

The proposed increase in housing numbers does not introduce significant effects over and above those already identified within the previous SA. The increase will further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Some of the adverse effects identified within the previous SA may increase in magnitude or scale, however, other policies within the Core Strategy should be capable of mitigating any adverse impacts of the proposed increase.

Mitigation

In order to mitigate the increase in housing requirements, residential developments could incorporate a range of house types and tenures and make adequate provision for affordable housing, this is achieved through Policies 7 and 8. The capacity of existing services needs to meet increased demand generated by new development or new services will need to be provided to meet this demand. See policies 11 and 12. Need to ensure provision of frequent, efficient and high quality public transport linkages through Core Strategy Policy 10. Impacts on the built, natural and historic environments need to be mitigated through policies 14 to 22.

Main Modification MM.Pol1.2

Summary – Identifying the required quantity of employment land.

Expressing employment land requirements does not introduce significant effects over and above those already identified within the previous SA. The policy provides clarification of employment requirements, which could result in further beneficial effects in relation to developing a strong culture of enterprise and innovation. Other policies should be capable of mitigating any adverse impacts of employment land provision.

Main Modification MM.Pol1.3

Summary – Defining ‘the most sustainable villages’.

The proposed definition of which settlements are ‘more sustainable’ does not introduce significant changes to the previous SA findings. The settlements referred to have better access to services and facilities and therefore are more able to meet sustainability objectives of access to services and facilities and use of public transport.

Main Modification MM.Pol1.5

Summary – Defining the ‘less sustainable villages’.

The proposed definition of which settlements are ‘less sustainable’ does not introduce significant changes to the previous SA findings. The settlements referred to have less access to services and facilities and are less able to meet sustainability objectives of access to services and facilities and use of public transport. By specifying which are the ‘less sustainable villages’ discourages growth in these villages – this could further strengthen the beneficial effects (identified in the previous SA) towards meeting sustainability objectives by focussing development where there is better access to services, facilities and public transport.

Main Modification MM.Pol1.6

Summary – Wording change to ‘encourage’ not ‘prioritise’ use of previously developed land.

The proposed wording change does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol1.7

Summary – Wording change to remove reference to resisting development that undermines the policy of urban concentration.

The proposed wording change does not introduce significant changes to the previous SA findings. The distribution policies of the Core Strategy maintain the PUA / non-PUA split.

Main Modification MM.Pol1.8

Summary – Increasing total housing requirements from 365 per year to 380 per year.

The proposed increase in housing numbers does not introduce significant changes to the previous SA findings. The increase could further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol1.9

Summary – Additional justification which seeks to clarify how distribution of development will be ‘managed’ through the ‘Development Management’ process and ‘Allocations’ DPD.

The proposed wording change does not introduce significant changes to the previous SA findings.

Policy 2

Main Modification MM.Pol2.1

Summary – Updated wording to reflect new ‘Building for Life 12’ guidance, and removal of requirement to meet ‘silver standard’.

The proposed wording change does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol2.2

Summary – Updated wording to reflect new ‘Building for Life 12’ guidance, and clarification as to how Blaby District Council will interpret the guidance.

The proposed wording change does not introduce significant changes to the previous SA findings.

Policy 3

Main Modification MM.Pol3.1

Summary – Policy change to express housing requirements as a minimum, reduce percentage of affordable housing requirements (and give flexibility to reflect viability issues and the findings of Strategic Housing market assessments).

Housing numbers being expressed as ‘minima’ does not introduce significant changes to the previous SA findings. The reduction in affordable housing percentage could result in marginal disbenefits in relation to the provision of affordable homes. However, the policy will still deliver a significant amount of affordable housing consistent with policy 7.

Main Modification MM.Pol3.2

Summary – Remove reference to the Strategic employment site in policy 3.

The proposed wording change does not introduce significant changes to the previous SA findings. The Strategic Employment Site is considered in more detail under policy 4.

Main Modification MM.Pol3.3

Summary – Amend wording to refer to ‘other’ employment opportunities within the Sustainable Urban Extension.

Referring to ‘other’ employment land opportunities does not significantly change the previous SA findings. The policy provides clarification of employment opportunities within the SUE which could further strengthen the beneficial effects (identified in the previous SA) to developing a strong culture of enterprise and innovation. Other policies should be capable of mitigating any adverse impacts of employment provision within the SUE.

Main Modification MM.Pol3.4

Summary – Increase potential size of supermarket within the District centre from 2,000 sq m to 2,500 sq m.

The greater flexibility in supermarket floorspace does not significantly change the previous SA findings. The greater flexibility could further strengthen the beneficial effects (identified in the previous SA) to maintaining the diversity of the District centre and avoiding the need to travel to seek retail opportunities. Other policies should be capable of mitigating any adverse impacts of increased floorspace of a supermarket within the SUE.

Main Modification MM.Pol3.5

Summary – Amend wording to require developments ‘at least’ meet Play and Open Space requirements.

The proposed wording change does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol3.6

Summary – Amend wording to require a ‘minimum 20 minute bus service’.

The clarification of a requirement for a ‘minimum 20 minute bus service’ does not significantly change the previous SA findings. The clarification could further strengthen the beneficial effects (identified in the previous SA) in relation to improved access to services and facilities and encouraging the use of ‘public transport’.

Main Modification MM.Pol3.7

Summary – Amend wording to cross refer to appendix D.

The proposed wording change does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol3.8

Summary – Amend wording to clarify links between the SUE and SES and what should be included in any submitted masterplan.

The proposed wording change does not introduce significant changes to the previous SA findings. The clarification of what is required in the masterplan has the potential to promote high standards of sustainable design and construction.

A number of criteria are proposed as main modifications which should be assessed by a masterplan. These include:

- ‘Proposed transport links’ – which could further benefit the use of ‘public transport’ and access to services;
- ‘Heritage assets’ – which could help to ‘preserve and enhance heritage assets’ and mitigate the adverse effect identified in the previous SA

- ‘Green infrastructure and Green Space’ – which could help improve provision of Green Infrastructure and Green spaces to the benefit of peoples’ health, protecting and enhancing the natural environment and conserving and enhancing the landscape;
- ‘Areas of new landscaping’ – which could help move towards the objective of ‘conserving and enhancing the landscape’ and mitigate the adverse effect identified in the previous SA;

Main Modification MM.Pol3.9

Summary – Amend wording to ‘require’ drainage measures to address flooding.

The proposed revision to wording will be beneficial in moving towards ‘avoiding development in the floodplain’ and ‘reducing the impacts of climate change’ and could help mitigate the adverse effects identified in the previous SA.

Main Modification MM.Pol3.10

Summary – Amend wording to clarify that the developer will provide ‘services and facilities’ in addition to community buildings.

The proposed wording change does not introduce significant changes to the previous SA findings. However, the revision to wording may further strengthen the beneficial effects (identified in the previous SA) in relation to increasing access to ‘cultural and recreational’ activities and improving access to services for those without a car.

Policy 4

Main Modification MM.Pol4.1 / MM.Pol4.4

Summary – Remove reference to the 10% site limit and 1,000 sq m floorplate limit and replace with a need for a sequential test and impact assessment for office uses. Proposed wording change to the justification reflect the policy modification.

The proposed wording change does not introduce significant changes to the previous SA findings. Requiring an impact assessment will help to assess the impact that B1(a) Office uses (a town centre use according to the NPPF) would have on existing centres, this would be beneficial in enhancing the character, diversity and local distinctiveness of local towns and villages in Blaby District (and beyond) and help to mitigate the adverse effect identified in the previous SA.

Main Modification MM.Pol4.2

Summary – Introduction of a requirement for a transportation strategy as part of the Masterplan.

The proposed wording change does not introduce significant changes to the previous SA findings. The addition of a transportation strategy could help to identify opportunities for improved public transport, walking and cycling opportunities. This would help meet objective 23 which encourages the use of walking, cycling and public transport.

Main Modification MM.Pol4.3 / MM.Pol.5

Summary – Remove requirement for a ‘Warren Park Way’ extension in the policy and replace with reference in the justification.

The proposed wording change does not introduce significant changes to the previous SA findings. Whilst reference to the Warren Park Way extension is removed from the policy, this only sought ‘exploration’ of such a link and was not a ‘requirement’. Removing reference to the Warren Park Way extension to the justification section would not result in any change to effects identified within the previous SA.

Policy 5

Main Modification MM.PoI5.1

Summary – Refer to housing requirements as minima

Expressing housing numbers as minima does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Mitigation

In order to mitigate the policy modification, residential developments should incorporate a range of house types and tenures and ensure that there is adequate provision for affordable housing, this is achieved through Policies 7 and 8. The capacity of existing services needs to meet increased demand generated by new development or new services are provided to meet this demand. See policies 11 and 12. There is also a need to ensure provision of frequent, efficient and high quality public transport linkages, which will be achieved through Core Strategy Policy 10.

Main Modification MM.PoI5.2

Summary – Combined housing figure for the Principal Urban Area to be increased to 5,750 from 5,250

The proposed increase in PUA housing numbers does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Mitigation

In order to mitigate the increase in housing requirements, residential developments should incorporate a range of house types and tenures and ensure that there is adequate provision for affordable housing, this is achieved through Policies 7 and 8. The capacity of existing services needs to meet increased demand generated by new development or new services should be provided to meet this demand. See policies 11 and 12. There is also a need to ensure provision of frequent, efficient and high quality public transport linkages through Core Strategy Policy 10. Impacts on the built, natural and historic environments will be mitigated through policies 14 to 22.

Main Modification MM.PoI5.3

Summary – Revised housing requirements for Blaby (420 from 400)

The proposed increase in housing numbers for Blaby does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.PoI5.4

Summary – Revised housing requirements for ‘Larger Central Villages’

The proposed increase in housing numbers for ‘Larger Central Villages’ does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.PoI5.5

Summary – Revised housing requirements for Stoney Stanton

The proposed increase in housing numbers for Stoney Stanton does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.PoI5.6 / MM.PoI5.7

Summary – Revised housing requirements for ‘Medium Central Villages’ and combining overall housing requirements (to include the Limes at Sapcote).

The proposed increase in housing numbers for ‘Medium Central Villages’ does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Amalgamating the housing requirements for Medium Central Villages could result in reduced control concerning the distribution of housing amongst the Villages. This could result in inappropriate distribution of development to some settlements that are less well served by services and public transport. This may have a marginal adverse effect on ‘the provision of services’ and / or result in the need to use the private car contrary to objectives which seek the use of sustainable transport and links into the provision of services. However, overall the policy will still have a beneficial effect as identified in the previous SA.

Main Modification MM.PoI5.8

Summary – Revised housing requirements for ‘Smaller Central Villages’ and combining overall housing requirements.

The proposed increase in housing numbers for ‘Smaller Central Villages’ does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Amalgamating the housing requirements for Smaller Central Villages could result in reduced control concerning the distribution of housing amongst smaller Villages. This could result in development in some settlements that are less well served. This may have a marginal detrimental impact on ‘links to the provision of services’ and / or results in the need to use the private car contrary to objectives which seek the use of sustainable transport and links into the provision of services. However, overall the policy will still have a beneficial effect as identified in the previous SA.

Main Modification MM.PoI5.9

Summary – Remove footnote that indicates the settlements of Stoney Stanton, Countesthorpe and Huncote are not suitable for further development.

The removal of the footnote which indicates a desire to resist development in specified villages does not introduce significant changes to the previous SA findings. Removal of the limitation on housing numbers suggested in the footnote could result in applications for additional development in these villages resulting in marginal benefits in terms of delivering decent and affordable homes. Development of the Allocations and Designations Development Plan Document should be able to address detailed sustainability limitations on individual settlements.

Main Modification MM.Pol5.10

Summary – Insert table updating housing completions, commitments and residual requirements.

Insertion of the table provides clarification and does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol5.11

Summary – Insert a sentence updating housing completions adjacent to Earl Shilton.

Insertion of the sentence provides clarification and does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol5.12

Summary – Revised housing requirements for Narborough in justification.

The proposed increase in housing numbers for Narborough does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol5.13

Summary – Revised housing requirements for Enderby in justification.

The proposed increase in housing numbers for Enderby does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol5.14

Summary – Revised housing requirements for Whetstone in justification.

The proposed increase in housing numbers for Whetstone does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol5.15

Summary – Revised housing requirements for Countesthorpe in justification.

The proposed increase in housing numbers for Countesthorpe does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol5.16

Summary – Revised housing requirements for Stoney Stanton in justification.

The proposed increase in housing numbers for Stoney Stanton does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.Pol5.17

Summary – Revised housing requirements for Littlethorpe in justification.

The removal of specific housing numbers for Littlethorpe does not introduce significant changes to the previous SA findings. The proposed 'removal' of indicative targets for Littlethorpe could however, result in increased development pressures in a settlement that is not well served with services and facilities when compared to other settlements within the

District. This may have a minor adverse effect on 'links to the provision of services' and / or result in the need to use the private car, contrary to objectives which seek the use of sustainable transport and links into the provision of services. However, the impacts in Littlethorpe are unlikely to be severe given the proximity to Narborough for access to services and facilities and to public transport (including Blaby District's only railway station). However, overall the policy will still have a beneficial effect as identified in the previous SA.

Main Modification MM.Pol5.18

Summary – Revised housing requirements for Huncote in justification.

The removal of specific housing numbers for Huncote does not introduce significant changes to the previous SA findings. The proposed removal of indicative targets for Huncote could however, result in increased development pressures in a settlement that is not well served with services and facilities when compared to other settlements within the District. This may have a minor adverse effect on 'links to the provision of services' and / or result in the need to use the private car contrary to objectives which seek the use of sustainable transport and links into the provision of services. However, overall the policy will still have a beneficial effect as identified in the previous SA.

Main Modification MM.Pol5.19

Summary – Revised housing requirements for Croft in justification.

The removal of specific housing numbers for Croft does not introduce significant changes to the previous SA findings. The proposed 'removal' of indicative targets for Croft could however, result in increased development pressures in a settlement that is not well served with services and facilities when compared to other settlements within the District. This may have a minor adverse effect on 'links to the provision of services' and / or results in the need to use the private car contrary to objectives which seek the use of sustainable transport and links into the provision of services. However, overall the policy will still have a beneficial effect as identified in the previous SA.

Main Modification MM.Pol5.20

Summary – Including 'The Limes' within the overall housing requirement for Sapcote.

Including the Limes within the overall housing requirements for Sapcote does not introduce significant changes to the previous SA findings. Including 'The Limes' within the overall target for Sapcote does not significantly increase the overall requirement for housing in Sapcote. 'The Limes' was disaggregated from the rest of Sapcote because it offered a 'specialist' form of accommodation (as a retirement village). By aggregating 'The Limes' with Sapcote may have a minor adverse effect on meeting local needs (particularly for 'older' people). However, overall the policy will still have a beneficial effect as identified in the previous SA.

Policy 6

Main Modification MM.Pol6.1

Summary – Amended wording which emphasises that the Council will seek to deliver sufficient employment land and premises to meet need.

The amended wording emphasises a commitment to meeting employment requirements. This may further strengthen the beneficial effects (identified in the previous SA) in terms of developing a strong culture of enterprise and innovation. Other policies should be capable of mitigating any adverse impacts of employment land provision.

Main Modification MM.Pol6.2

Summary – Remove reference to the 10% site limit and 1,000 sq m floorplate limit and replace with a need for a sequential test and impact assessment for office uses. Proposed wording change to the justification reflect the policy modification.

The proposed wording change does not introduce significant changes to the previous SA findings. Requiring an impact assessment will help to assess the impact B1(a) Office uses (a

town centre use according to the NPPF) may have on existing centres, which may have a beneficial effect in relation to enhancing the character, diversity and local distinctiveness of local towns and villages in Blaby District (and beyond).

Policy 7

Main Modification MM.Pol7.1 / MM.Pol7.2

Summary – Policy change to express affordable housing requirements as a minimum, reduce percentage of affordable housing requirements within the SUE.

The reduction in affordable housing percentage at the SUE could slightly reduce the beneficial effect in relation to the provision of affordable homes identified within the previous SA. However, the policy would still seek a significant amount of affordable housing consistent with policy 7.

Main Modification MM.Pol7.3

Summary – Amend wording to remove reference to the ‘exceptional circumstances’ where affordable housing can be provided off-site.

The amended wording does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol7.4

Summary – Amend wording to update the overall requirements and percentage requirements for affordable housing in the justification.

The reduced percentage requirements for affordable housing at the SUE would result in marginal decreases to the provision of affordable homes, this could slightly reduce the beneficial effect in relation to the provision of affordable homes identified within the previous SA. However, the policy will still deliver a significant amount of affordable housing consistent with policy 7. As such, the amended wording does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol7.5

Summary – Amend wording to remove part of the justification that refers to flexibility in affordable housing threshold and / or percentage targets.

The amended wording does not introduce significant changes to the previous SA findings.

Policy 8

Main Modification MM.Pol8.1

Summary – Amended wording specifying the threshold above which a mix of housing would be required.

The amended wording does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering a better mix of decent homes that meet local needs.

Main Modification MM.Pol8.2

Summary – Amended wording clarifying that the ‘existing stock’ is a consideration in the mix of housing.

The amended wording does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering decent and affordable homes.

Main Modification MM.PoI8.3

Summary – Amended wording clarifying what constitutes ‘Smaller’, ‘Medium’ and ‘Family’ sized accommodation.

The amended wording does not introduce significant changes to the previous SA findings.

Policy 9

Main Modification MM.PoI9.1

Summary – Updating Gypsy and Traveller accommodation requirements, clarifying the mechanism for delivery and identifying that a 5 year supply of deliverable sites will be required.

Updating pitch requirements does not introduce significant changes to the previous SA findings. The increase may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering ‘decent and affordable homes’ for the Gypsy and Traveller Community. Other policies should be capable of mitigating any adverse impacts of the proposed increase.

Main Modification MM.PoI9.2

Summary – Amend wording to ensure that sites (and extensions to existing sites) meet specified criteria.

The amended wording does not introduce significant changes to the previous SA findings. The extension of the policy to incorporate extensions to existing sites as well as new sites may help to mitigate the potentially adverse effect identified in the previous SA in relation to protecting the character, diversity and local distinctiveness of the rural landscape in the District.

Main Modification MM.PoI9.3

Summary – Amend wording to remove reference to sites being assimilated into the landscape.

The amended wording does not introduce significant changes to the previous SA findings. Removal of reference to ‘assimilation’ within the landscape may remove an onerous restriction which may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering ‘decent and affordable accommodation’ for the Gypsy and Traveller Community.

Main Modification MM.PoI9.4

Summary – Amend wording to clarify the mechanism for delivery and remove reference to a preference for a large number of small sites (as opposed to a small number of large sites).

The amended wording does not introduce significant changes to the previous SA findings. Removal of reference to a large number of small sites (as opposed to a small number of large sites) may remove a limitation to provision which may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering ‘decent and affordable accommodation’ for the Gypsy and Traveller Community.

Main Modification MM.PoI9.5

Summary – Amended justification wording which updates the background to Gypsy and Traveller accommodation requirements, and refers to the ongoing Gypsy and Traveller Accommodation Assessment (GTAA).

The amended wording does not introduce significant changes to the previous SA findings. Reference to responding to the latest GTAA entails that pitch requirements are based on up to date and robust locally derived evidence which may further strengthen the beneficial effects (identified in the previous SA) in terms of delivering ‘decent and affordable accommodation’ for the Gypsy and Traveller Community.

Main Modification MM.Pol9.6

Summary – Amended justification wording which clarifies that plots for ‘travelling show-people’ will be considered using the criteria in policy 9.

The amended wording does not introduce significant changes to the previous SA findings.

Policy 10

Main Modification MM.Pol10.1

Summary – Amended policy wording that clarifies that identified transport mitigation measures are not exhaustive.

The amended wording does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol10.2

Summary – Remove requirement for an ‘Enderby by-pass’ in the policy.

The amended wording does not introduce significant changes to the previous SA findings. Moving reference to Warren Park Way extension to the justification section of policy 4 would not result in any detriment to sustainability objectives.

Policy 13

Main Modification MM.Pol13.1

Summary – New text giving greater clarity regarding the sequential approach.

The amended wording does not introduce significant changes to the previous SA findings. Clarification of the sequential approach could help to mitigate the adverse effect identified within the previous SA and move towards improving the conserving and enhancing the character and diversity of towns and villages. It may also ensure that people have greater access to services and facilities and facilities without relying on the use of the private car, further strengthening the beneficial effects identified within the previous SA.

Main Modification MM.Pol13.2

Summary – New text which extends the range of criteria which proposals for new and extensions to retail premises at the Motorway’s Retail Area and Meridian Leisure.

The amended wording does not introduce significant changes to the previous SA findings. The inclusion of further criteria which seeks to clarify that development will only be acceptable where it would not be detrimental to existing centres and no other alternatives are available could help to mitigate the adverse effect identified within the previous SA and move towards improving the conserving and enhancing the character and diversity of towns and villages. In the case of Meridian leisure, the modification also seeks to introduce ‘sustainability criteria which encourages people have greater access to services and facilities and facilities without relying on the use of the private car, further strengthening the beneficial effects identified within the previous SA.

Main Modification MM.Pol13.3

Summary – New text and table which clarifies the updated retail requirements identified in the Updated Retail Study (July 2012).

The amended wording does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol13.4

Summary – New text to clarify terminology around the Motorway’s Retail Area and updating of extant Government guidance.

The amended wording does not introduce significant changes to the previous SA findings.

Policy 19

Main Modification MM.Pol19.1

Summary – Additional text to secure ‘compensatory measures’ including replacement habitats where impacts on designated bio-diversity / geo-diversity sites would result.

The policy modification clarifies that compensatory provision would be required where mitigation is not possible. The additional text will further strengthen the beneficial effects (identified in the previous SA) in moving towards the sustainability objective of seeking to protect and enhance the natural environment (species and habitats).

Main Modification MM.Pol19.2

Summary – Amended wording to ensure (not encourage) creation of new wildlife habitats where opportunities arise.

The additional text will further strengthen the beneficial effects (identified in the previous SA) in moving towards the sustainability objective of seeking to protect and enhance the natural environment (species and habitats).

Main Modification MM.Pol19.3

Summary – Amended wording which seeks to secure that existing networks are strengthened where other parts of the network are affected by development.

The additional text will further strengthen the beneficial effects (identified in the previous SA) in moving towards the sustainability objective of seeking to protect and enhance the natural environment (species and habitats).

Main Modification MM.Pol19.4

Summary – Amended wording which seeks design solutions to bio-diversity issues on schemes of appropriate scale and type.

The additional text will further strengthen the beneficial effects (identified in the previous SA) in moving towards the sustainability objective of seeking to protect and enhance the natural environment (species and habitats).

Main Modification MM.Pol19.5

Summary – Amended wording which encourages retention of ponds and water features in the SUE which could be of wildlife and / or visual merit.

The additional text will further strengthen the beneficial effects (identified in the previous SA) in moving towards the sustainability objective of seeking to protect and enhance the natural environment (species and habitats).

Main Modification MM.Pol19.6

Summary – New text in justification to reflect extant Government guidance (NPPF).

The amended wording does not introduce significant changes to the previous SA findings.

Policy 20

Main Modification MM.Pol20.1

Summary – Revised wording to ‘Historic environment and culture’ policy.

The policy modification places greater emphasis on the taking a positive approach to the conservation of heritage assets. The proposed modification sets out the heritage assets that need to be considered and refers to ‘management’ of assets, particularly in the SUE. In this respect, the modification will further strengthen the beneficial effects (identified in the previous SA) to achieving the objective of ‘preserving, and enhancing’ historic / cultural assets.

Main Modification MM.Pol20.2

Summary – Amend justification to remove reference to ‘exploring opportunities to interpret local historic assets’.

The amended wording does not introduce significant changes to the previous SA findings. Amendments proposed as MM.Pol20.3 below address this loss of text.

Main Modification MM.Pol20.3

Summary – Amend justification to refer to planning positively for the conservation and enjoyment heritage assets.

The amended wording does not introduce significant changes to the previous SA findings.

Main Modification MM.Pol20.4

Summary – Amend justification to remove reference to PPS5 regarding preservation and enhancement.

The amended wording does not introduce significant changes to the previous SA findings. These issues are addressed in proposed amendments to policy 20 (MM.Pol20.1 above)

Main Modification MM.Pol20.5

Summary – Delete paragraphs referring to public art and museums.

The deleted wording does not introduce significant changes to the previous SA findings. However, it may slightly reduce beneficial effects identified the previous SA in relation to ‘seeking to provide better opportunities for people to understand and access local heritage opportunities’.

Policy 21

Main Modification MM.Pol21.1

Summary – Revised wording to ensure that the siting of renewable energy infrastructure does not adversely affect heritage assets.

The proposed modification encourages protection and preservation of heritage assets and, in this respect, would result in a beneficial effect in relation to achieving the objective of ‘preserving, and enhancing historic / cultural assets.’

New Policy 24

Main Modification MM.Pol24.1

Summary – New policy to encourage a presumption in favour of sustainable development.

The new policy seeks to encourage a positive approach to development proposals, which may result in increased development in the district. The policy is clear that it wishes to secure development that improves the social, economic and environmental conditions in the area. In this respect the modification is likely to contribute towards achieving several of the sustainability objectives. Other policies should be capable of mitigating any adverse impacts of proposed development.

A policy appraisal table of the new policy is attached as Appendix A.

Appendix D

Main Modification MM.AppD.1

Summary – Various amendments to the submitted infrastructure plan to more accurately reflect up to date requirements.

The amended infrastructure plan does not introduce significant changes to the previous SA findings.

Appendix E

Main Modification MM.AppE.1

Summary – Various amendments to the submitted monitoring report to more effectively monitor the impacts of the plan.

The amended monitoring report does not introduce significant changes to the previous SA findings.

Appendix F

Main Modification MM.AppD.1

Summary – Updated Housing trajectory to reflect the latest position at 31st March 2012.

The updated housing trajectory does not introduce significant changes to the previous SA findings.

Appendix A

Policy 24 Policy Appraisal Table

SA Objectives	Policy 24: Presumption in favour of Sustainable Development				
	Effect	Duration	Geographic Scale	Description	Recommendations*
1. To ensure the provision of decent and affordable housing that meets local needs and links into the provision of services.		Permanent Long Term	Regional	The presumption in favour of sustainable development may help to stimulate growth in new homes, employment and services and facilities, which will contribute significantly towards the provision of decent and affordable housing within the District.	Ensure that residential developments incorporate a range of house types and tenures and that there is adequate provision for affordable housing. See Core Strategy Policies 7 and 8. Ensure that either capacity of existing services are able to meet increased demand generated by new development or new services are provided to meet this demand. See policy supporting text and Core Strategy Policies 3, 11 and 12. Ensure provision of frequent, efficient and high quality public transport linkages and incorporate well lit footpaths, cycleways and cycle storage within new developments to ensure good accessibility to services for those without a car. See Core Strategy Policy 10.
2. To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services.		Permanent Long Term	District	The presumption in favour of sustainable development may help to allow housing development close to settlements with a good range of services will help to ensure easy access between housing developments and existing health services (e.g. hospitals and health centres).	Ensure that either capacity of existing health infrastructure (such as hospitals and health centres) is able to meet increased demand generated by new development or new services are provided to meet this demand. See policy supporting text and Core Strategy Policies 3, 11 and 12. Ensure provision of frequent, efficient and high quality public transport linkages and incorporate well lit footpaths, cycleways and cycle storage on new developments to ensure good accessibility to health services for those without a car. See Core Strategy Policy 10.
		Permanent Long Term	District	The presumption in favour of sustainable development may result in Large scale housing development could result in an increased population, which could put pressure on existing health care services and may adversely affect accessibility.	
3. To provide better opportunities for people to access and understand local heritage and participate in cultural and recreational activities.		Permanent Long Term	District	No significant effects are anticipated.	N/A
4. To improve community safety, reduce anti-social behaviour and the fear of crime.		Permanent Long Term	District	The presumption in favour of sustainable development may result in new housing development which could have an impact upon community safety and the fear of crime in the area. This depends upon the design, implementation and management of new developments within the existing community.	Encourage development to incorporate design principles that strive to minimise crime and improve community safety. See Core Strategy Policy 2. Encourage liaison with the local police force in the design of new developments.
5. To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people.		Permanent Long Term	District	The presumption in favour of sustainable development policy specifies that Communities should be involved in shaping development proposals. This could allow opportunities to consult and involve local communities in new development proposals to ensure local needs are met.	Ensure that all groups within local communities are consulted and given opportunities to input into the planning and design of new developments where appropriate.
6. To protect and enhance the natural environment (species and habitats) whilst contributing to the achievement of Biodiversity Action Plan (BAP) targets.		Permanent Long Term	District	The presumption in favour of sustainable development may result in new development which could have an impact upon BAP species and habitats; this depends on biodiversity value of potential development sites. Requiring development to 'improve environmental conditions' may help to minimise this?	Confirm the ecological value of any proposed sites through the use of ecological surveys. Ensure mitigation and compensatory measures are secured for any loss of habitat value in line with the BAP. Opportunities for habitat enhancement and / or creation should be sought wherever possible. See Core Strategy Policy 19.
7. To conserve and enhance the character, diversity and local distinctiveness of towns and villages in Blaby District.		Permanent Long Term	District	The presumption in favour of sustainable development may result in new development which could have an impact upon the character and distinctiveness of towns and villages, depending upon the design of developments.	Ensure all new developments are designed sensitively and in keeping with the surrounding area. See Core Strategy Policy 2.
8. To preserve and enhance the character, appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets.		Permanent Long Term	National	The presumption in favour of sustainable development may result in new development which could have an impact upon the District's Conservation Areas, historical buildings and archaeological sites and their settings. Development could adversely affect these features, or enhance them depending upon the location and design of development.	The archaeological value of all development sites should be confirmed via archaeological surveys. Developers should consider the potential impact of development on all types of historical assets and their settings (including archaeological sites, historic buildings, landscapes, Scheduled Monuments and Conservation Areas). See Core Strategy Policy 20. Ensure all developments take into account the Leicestershire County Council Historic Landscape Characterisation.
9. To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the District.		Permanent Long Term	District	The presumption in favour of sustainable development may result in new development which could have an impact upon the character of the surrounding landscape. This depends upon the exact location, scale and design of developments. Prioritisation of brownfield sites and underused buildings. Requiring development to 'improve environmental conditions' may help to minimise this?	The Blaby landscape character assessment should be considered prior to allocating specific sites for development and during design of developments. Ensure all new developments are designed sensitively and in keeping with the surrounding area. See Core Strategy Policy 2. Ensure all developments take into account the Leicestershire County Council Historic Landscape Characterisation.

10. To manage prudently water resources and to improve water quality.		Temporary Long Term	Regional	The presumption in favour of sustainable development may result in new development which could have an impact upon local water resources and water bodies (e.g. due to construction related pollution incidents).	Require developers to consider the impact of development on the water environment. Consideration should be given to minimising any impacts upon water bodies by following Environment Agency guidelines and the requirements of the Water Framework Directive. Incorporate Sustainable Drainage Systems (SuDS) in all developments where possible and ensure the sustainable management of surface water run-off. See Core Strategy Policy 22.
		Permanent Long Term	Regional	The presumption in favour of sustainable development may result in significant new development which could increase overall volume of waste water created and the demand for water.	Ensure sufficient wastewater treatment capacity (including the capacity of the sewerage infrastructure) and water distribution mains capacity is available for new developments. See Core Strategy Policy 12. Ensure the use of water efficient design in new developments (e.g. use of rainwater recycling) wherever possible.
11. To improve air quality particularly through reducing transport related pollutants.		Temporary Short Term	District	Large scale housing development could result in emission of air pollutants, dust and debris during the construction phase which could cause localised air pollution.	Ensure contractors adopt best practice in respect of minimising dust and air pollution. Employ contractors registered with the Considerate Constructors Scheme.
		Permanent Long Term	District	Large scale new development could increase traffic and transport related emissions, both during construction and operation. Requiring development to 'improve environmental conditions' may help to minimise this?	Ensure provision of frequent, efficient and high quality public transport linkages and incorporate well lit footpaths, cycleways and cycle storage on new developments to encourage travel by these methods. See Core Strategy Policy 10.
12. To manage prudently mineral resources and avoid / reduce pollution of land.		Permanent Long Term	District	The presumption in favour of sustainable development may result in new development may present opportunities to remediate contaminated land.	Ensure Environment Agency Pollution Prevention Guidelines are followed during construction / operation. Remediate contaminated land in accordance with PPS23 and CLR11 Model Procedures for the Management of Contaminated Land.
		Permanent Long Term	District	The presumption in favour of sustainable development may result in new development of greenfield land and may result in pollution of undeveloped land.	
		Permanent Long Term	Regional	Large scale new development is likely to increase use of mineral resources.	Opportunities to re-use mineral resources in construction should be sought wherever possible.
13. To minimise energy use and develop renewable energy resources.		Permanent Long Term	Regional	The presumption in favour of sustainable development may result in an increase in the overall volume of energy used in the District. There may be opportunities to provide onsite renewable energy as part of new developments. This depends upon the detailed design of developments.	Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM). Explore opportunities for large scale renewable energy development as part of developments and on other suitable sites. See Core Strategy Policy 21.
14. To reduce greenhouse gas emissions to mitigate the rate of climate change.		Permanent Long Term	International	The presumption in favour of sustainable development may result in large scale new development which could increase energy and transport related greenhouse gas emissions. Requiring development to 'improve environmental conditions' may help to minimise this?	Ensure provision of frequent, efficient and high quality public transport linkages to ensure that people are not encouraged to access the area by car. Encourage travel by walking and cycling (e.g. incorporate footpaths, cycleways and cycle storage on new developments). See Core Strategy Policy 10. Ensure all new developments include measures to conserve energy resources and give consideration to the generation of renewable energy on-site. Encourage the use of sustainable building assessments (e.g. CSH and BREEAM). See Core Strategy Policy 21.
15. To avoid development in the floodplain and reduce the impacts of climate change.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development. requiring development to 'improve environmental conditions' may help to minimise increased surface water run-off and associated flood risk. However development, particularly around Glen Parva, Blaby and Narborough (parts of which are within the floodplain) and to a lesser extent the Rothley Brook and water courses within the proposed SUE could have an impact upon flood risk. This depends upon the specific location and design of new developments. New development may also offer other opportunities for climate change adaptation.	Avoid development in the floodplain. Site specific flood risk assessments should be undertaken to establish the flooding potential of developments and steps taken to minimise risks. Development should be designed to minimise the effects of climate change (e.g. provision of features to promote cooling in summer). See Core Strategy Policies 21 and 22.
16. To involve people, through changes to lifestyle and at work, in preventing and minimising adverse local, regional and global environmental impacts.		Permanent Long Term	District	The presumption in favour of sustainable development and requiring development to improve environmental conditions may result in significant levels of new development, which may present opportunities for people to minimise their environmental impacts.	Ensure provision of frequent, efficient and high quality public transport linkages to encourage the use of this instead of the car. Encourage travel by walking and cycling (e.g. incorporate well-lit footpaths, cycleways and cycle storage on new developments). See Core Strategy Policy 10. Ensure all new developments include measures to encourage people to reduce their environmental impacts (e.g. recycling facilities, provision for home working, energy and water efficient fittings). Encourage the use of sustainable building assessments (e.g. CSH and BREEAM). See Core Strategy Policy 21.
17. To improve access				The presumption in favour of sustainable development may result in significant levels of new development. Large scale development may result in an increased population.	Focusing housing development within the PUA, Blaby and settlements with a good range of services and facilities will mean that most new housing developments will have good access to existing education services (e.g. schools and colleges) (Policy 1). Ensure that either capacity of existing educational facilities is

to education and training for children, young people and adult learners.		Permanent Long Term	District	which could put pressure on existing education services which may adversely affect accessibility. Requiring development to 'improve social conditions' may help to minimise this? New development could also deliver new education facilities which could improve access.	able to absorb increased demand due to new development or new services are provided to meet this demand. If required, new development should be accompanied by provision for school places either through the construction of new schools as part of development or through financial contributions. See policy supporting text and Core Strategy Policies 11 and 12. Ensure that schools and colleges are easily accessible by public transport, walking and cycling. See Core Strategy Policy 10.
18. To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for local people.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development, which may increase employment opportunities within the District and provide opportunities for enterprise and innovation. Requiring development to 'improve economic conditions' may further encourage this. Large scale housing development may provide a workforce for new and existing businesses but may also increase demand for locally based jobs.	Ensure any jobs provided as part of new developments meet the needs of the local population (See policies 4 and 6). Ensure provision of frequent, efficient and high quality public transport linkages as well as good walking and cycling provision to ensure good accessibility to employment opportunities for all members of the community. See Core Strategy Policy 10.
19. To optimise the use of previously developed land, buildings and existing infrastructure.		Permanent Long Term	District	The presumption in favour of sustainable development may result some development on brownfield sites and underused buildings. This will help encourage optimal use of previously developed land and existing buildings.	Ensure that policies seek to give priority to brownfield sites (see policy 1).
20. To promote and ensure high standards of sustainable design and construction.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development. Opportunities will be available to make use of sustainable design and construction methods. Depends upon the construction and design of new developments. Requiring development to 'improve environmental conditions; may further encourage this.	Encourage the use of sustainable building assessments (e.g. CSH and BREEAM). New developments should seek to make best use of recycled / sustainably sourced materials and incorporate renewable energy (e.g. wind, solar) technologies where possible. Large scale developments may also provide opportunities for CHP systems. See Core Strategy Policy 21.
21. To minimise waste and to increase the re-use and recycling of waste materials.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development. The construction of new housing and employment development is likely to result in construction waste. Once operational, large scale housing development could result in an increase in the overall volume of waste created in the District. Requiring development to 'improve environmental conditions' may help to minimise this.	Opportunities for the reuse of construction waste should be sought wherever possible. Employ contractors registered with the Considerate Constructors Scheme. Encourage developers to make best use of recycled / sustainably sourced materials. Incorporate recycling facilities into new developments to encourage people to sort / recycle their waste. See Core Strategy Policies 21 and 23.
22. To improve access to services, particularly for those without a car and for disabled, elderly and deprived people.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development which may help to improve access to services. requiring development to 'improve social conditions' may help to encourage this.	Focusing housing development within the PUA, Blaby and settlements with a good range of services and facilities will mean that most new housing developments will have good access to existing education services (e.g. schools and colleges) (Policy 1). Ensure provision of frequent, efficient and high quality public transport linkages and incorporate well lit footpaths, cycleways and cycle storage within new developments to ensure good accessibility to services for those without a car. See Core Strategy Policy 10. Ensure new services and facilities can be used easily by all members of the community (e.g. ensure they are suitable for use by the elderly/disabled).
23. To encourage and develop the use of public transport, cycling and walking.		Permanent Long Term	District	The presumption in favour of sustainable development may result in significant levels of new development, which may provide opportunities to encourage public transport use, cycling and walking- depends on location of development. requiring development to 'improve social conditions' may help to encourage this.	Focusing housing development within the PUA, Blaby and settlements with a good range of services and facilities will mean that most new housing developments will have good access to existing education services (e.g. schools and colleges) (Policy 1). Ensure provision of frequent, efficient and high quality public transport linkages and incorporate well lit footpaths, cycleways and cycle storage on new developments to encourage travel by these methods. See Core Strategy Policy 10.

* Recommendations may be implemented within other policies or through subsequent Development Plan Documents / Supplementary Planning Documents